

# REAL ESTATE RECORD AND COURT CALENDAR

Local Market Shows Many Indications of Returning Activity.

MANY LOTS SOLD IN SUBURBS

A. L. McClelland Buys Large Tract West of City From Miss Mary T. Williams for \$195,000—Building Operations Are More Active.

## The Week's Record

73 property transfers	\$180,821
40 deeds of trust	211,224
39 release deeds	155,350
28 building permits	91,180
Fire losses	6,45

For the first time in several months the local real estate market has begun to show signs of returning activity. In fact, the prospects as they now stand are the brightest seen for the past year. The results so far do not begin to reflect the true state of affairs, as the sales made and placed on record in the courts aggregate a little less than \$200,000.

Included in this tidy sum is only one sale anything near a large size, and that one was for \$45,000. The remainder of the business was for small or medium-priced property and suburban lots. During the past week there were seventy-four sales reported, making the average value of each sale about \$2,500. On the Southern side there were made amounting to about \$20,000, while Henrico County lands were inactive, the total for the week being a little more than \$12,000.

### SEVERAL LARGE DEALS SAID TO BE PENDING

There are several large deals pending, according to rumors in realty circles, that will be closed during the week. Two of the sales mentioned in this column last week have not materialized as yet, but it is stated that they will be closed without doubt.

The agents seen yesterday were of the opinion that the market was just beginning to awaken and that the sales were extremely bright, of course, there are exceptions to all rates, and one or two of the realty men did not see much to be impressed with just yet.

Money conditions are decidedly improved and much capital is being placed in loans, several of the agents confining their operations to this class of business almost exclusively.

While the agents in the main are enjoying much better business, those dealing in suburban property seem to have the edge over the city, as these realty men all were listed under yesterday. According to one agent, real estate in the northern section of the city, especially Barton Heights and Highland Park, is extremely active, and equals, if it does not surpass, the demand experienced when these lots were first placed on the market several years ago.

### MANY LOTS SOLD IN NORTHERN SUBURBS

During the past week there were between forty and fifty lots sold in this section of the city, and several hundred single homes. Barton Heights and Highland Park are experiencing such activity as has never been witnessed in the last two or three years. The demand for lots is attributed to homes seekers who, it is said, plan to build in the spring. There are numerous buildings being completed and the majority of the homes are being repainted, the entire section presenting a progressive and pleasing appearance.

Residences have just been completed by A. C. Andrews, on Monroe Avenue in Parkland; J. W. Hancock, on Virginia Avenue, Highland Park; Walter L. Wills, on brick dwellings on Lamb Avenue and wood flats on Scott Avenue; W. L. Phillips residence on The Terrace in Battery Court; A. B. Langham flats on Lamb Avenue, and Mr. Hoffman two flats on Garland Avenue, North Richmond.

The big sale of far West End acreage, reported last Sunday, and the forthcoming development of a new suburb or addition to Richmond continue to claim much of the attention of the real estate fraternity. The tract sold for Miss Mary T. Williams by Charles A. Rose & Co. contains ninety-seven acres just beyond the city limits, extending from the Cary Street Road to Patterson Avenue and along the Cary Street Road something like 1,000 feet. The property was bought by A. L. McClelland, who paid \$250,000 for it. Hugh Rose and J. Gordon Smith of the house of Charles A. Rose & Co., made the sale.

This, one of the largest transactions made in real estate in this city in a long time, means the immediate development of a new suburb. It is the intention of Mr. McClelland to begin the work at once. He has already completed plans to erect for his own occupancy a very handsome home on the property.

### INCREASED ACTIVITY IS SHOWN IN BUILDING

The Modern Home Builders, a newly organized concern, purchased a number of lots on the Northside during the past week, and plan to erect moderate-priced homes, work on which will be started shortly. The Virginia Realty and Construction Company will erect a two-story brick section, containing three dwellings on the north side of Hanover Avenue, between Madison and Mulberry Streets, the total cost approximately \$16,000. Dr. H. S. MacLean secured a building permit for a two-story brick dwelling on the south side of Monument Avenue, between Addison Street and Davis Avenue, that will cost \$20,000. McLean & Raynor will build four two-story brick dwellings on the south side of Hanover Avenue between Shepard and West Streets, at a cost of \$17,000.

West Broad Street Land Corporation sold to Josephine Woodward, actress for the Monogram Manufacturing Company, a tract of six acres on Lower Avenue, in the extreme West End, for \$20,000. Mention of this sale was made last Sunday, while the deed to the property was only recorded during the past week. The Richmond Lumber Company sold to the West Broad Street Land Corporation a lot fronting eighty-eight feet at the northwest corner of Broad Street and MacFarlan Avenue. The consideration was reported as being \$10,000.

### CHANCERY TRANSFERS

Nine Deeds of Bargain and Sale, Amounting to \$135,705.

M. H. Umphrey et al., trustees to Harry Briner, 50x110 feet south line Gardner Street, October 25, 1915, \$1,250.

Goldsman & Nash, trustees to Washington Terrace Corp., 28x120 feet west line Nineteenth Street, 116 feet south of Springfield Street, October 19, 1915, \$5,50.

Highland Park Realty Corp. to John A. L. Herold, 50x110 feet north line Stuart Road, 100 feet east of Pendleton Avenue, October 20, 1915, tax, \$1,310.

John R. Pollard, Jr., trustee to Rufus Holtz, 22 1/2x121 feet east line Cary Street, 200 feet west of Audley Avenue, also 360x135 feet at the northwest corner of Dodson Avenue and Cary Street, September 25, 1915, \$1,50.

John Shoop, trustee to Philip J. Basler, 26x85 1/2 feet at the northwest corner of Thirty-third and M Streets, October 21, 1915, \$3,000.

CITY CIRCUIT COURT

Two Release Deeds, Amounting to \$10,053.30.

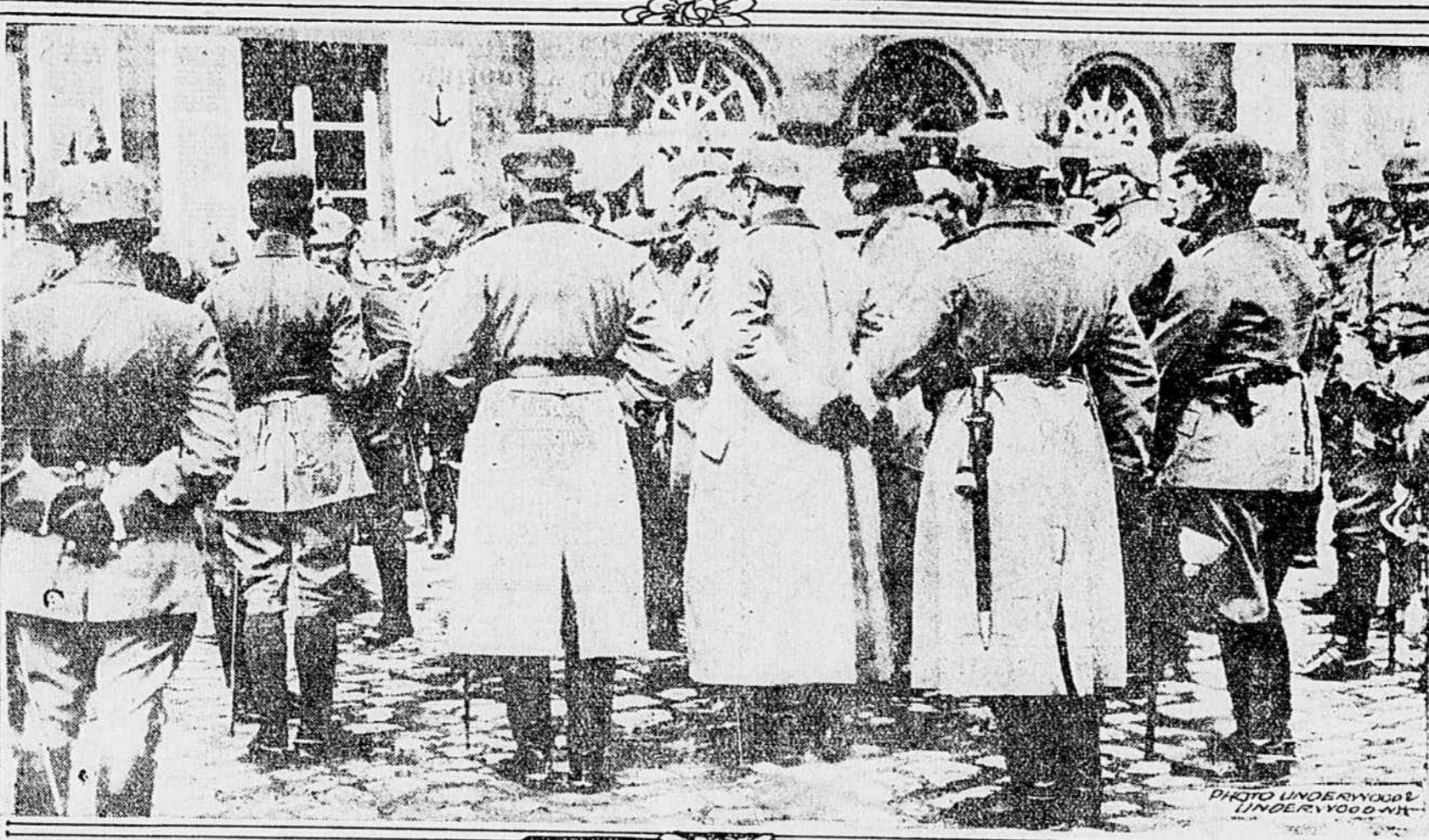
C. H. Sutton, trustee to Page A. Beeson, 300 feet north line Cary Street, 200 feet west of Audley Avenue, also 360x135 feet at the northwest corner of Dodson Avenue and Cary Street, September 25, 1915, \$1,50.

John Shoop, trustee to Philip J. Basler, 26x85 1/2 feet at the northwest corner of Thirty-third and M Streets, October 21, 1915, \$3,000.

MARRIAGE LICENSES

Marriage licenses were issued by the

## Kaiser at Front With His Officers



The Kaiser (arrow) frequently meets his officers on different fronts and discusses the campaign with them, and at the same time shows his sympathetic side by encouraging them and expressing joys at their success.

Bank lots 5, 4, 17 and 18 in block 2 in the plan of Colonial Place, October 20, 1915, tax, \$1,000.

W. A. Willerby et al., special commissioners to Walter C. Shad, 28x129 feet West line Ninth Street, being No. 630, October 27, 1915, \$5,50.

Walter C. Shad, 50x110 feet west line Gardner Avenue, 100 feet south of Meridian Street, October 29, 1915, tax, \$5,50.

Highland Park Realty Corp. to John A. L. Herold, 50x110 feet north line Stuart Road, 100 feet east of Pendleton Avenue, October 20, 1915, tax, \$1,310.

John W. Kline, 50x110 feet north line Cary Street, October 20, 1915, tax, \$1,310.

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